



35 Chesnut Avenue

Hull

HU5 2RH

£110,000

Offered with NO CHAIN INVOLVED, this modern 2 Bedroom middle house benefits from gas radiator central heating, uPVC double glazing and briefly comprises the following accommodation:- Entrance Hall, Lounge, good-size fitted Breakfast Kitchen with built-in oven and hob. On the first floor, 2 Bedrooms (one with fitted wardrobes) and Bathroom/WC. Outside enjoys a front garden and to the rear a low-maintenance garden together with rear vehicular access leading to a concrete-sectional detached Garage set within the garden. This is an ideal opportunity for the first time buyer and also would be ideal for investment. Very conveniently situated for local amenities.



Property Features

- Modern Middle House
- 2 Bedrooms
- uPVC Double Glazing
- Gas Central Heating
- Pleasant Low-Maintenance Rear Garden
- Rear Vehicular Access to Garage
- Convenient Location
- No Chain Involved

Full Description

LOCATION

The property is situated off Newland Avenue which boasts excellent amenities including shops, frequent public transport, schools, bars, bistros and restaurants. Convenient for Pearson Park, Hull University and good travelling distance to Hull City centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With a uPVC double glazed entry door, staircase leading to the first floor, tiled flooring, single central heating radiator.

LOUNGE

13' 3" x 12' 4" (4.04m x 3.76m)

Measured into recess. With uPVC double glazed window which overlooks the front, TV point, fire surround and fire, double central heating radiator, understairs storage cupboard.

GOOD-SIZE FITTED BREAKFAST KITCHEN

15' 4" x 7' 7" (4.67m x 2.31m)

With a good range of fitted base and wall-mounted units with worktop surface areas, stainless steel one and a half bowl sink and drainer with mixer tap, built-in under-oven, four ring gas hob, extractor/cooker hood, uPVC double glazed window which overlooks the rear, uPVC obscured double glazed door which leads to the rear garden, single central heating radiator.

FIRST FLOOR

LANDING

With access to the roof void area which is partly-boarded allowing for storage and also the boiler is located in the loft.

BEDROOM 1

13' 4" x 11' 1" (4.06m x 3.38m)

Measured into recess. With fitted wardrobes, uPVC double glazed window which overlooks the front.

BEDROOM 2

10' 7" x 8' 11" (3.23m x 2.72m)

Measured into recess. With uPVC double glazed window which overlooks the rear, single central heating radiator.



Full Description

BATHROOM

7' 8" x 5' 6" (2.34m x 1.68m)

With a panelled bath with separate shower over, pedestal wash hand basin, low level WC, uPVC double glazed window which overlooks the rear, two walls are tiled, heated chrome towel rail.

OUTSIDE

To the front of the property there is a garden with iron gate, fencing and low brick wall on perimeters and path. To the rear of the property there is a pleasant low-maintenance paved garden with fencing on the perimeters, and gate leading to the rear. Also rear vehicular access which leads to a concrete-sectional detached Garage set within the garden (Garage door requires attention).

TENURE

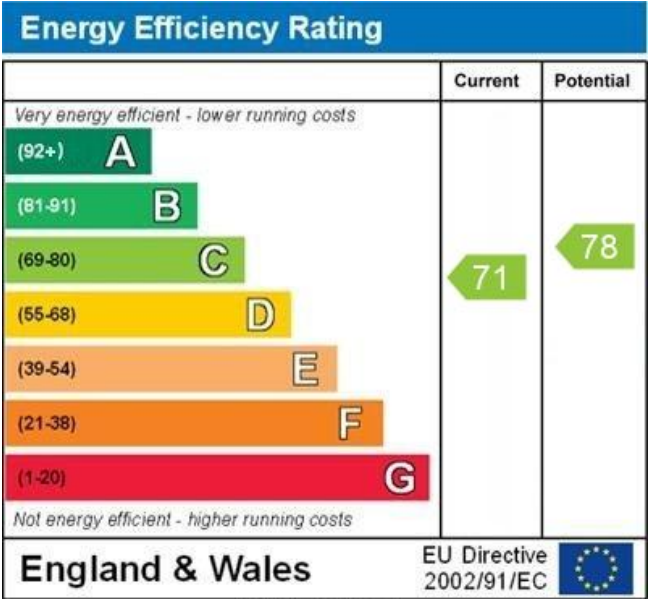
We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

VIEWING

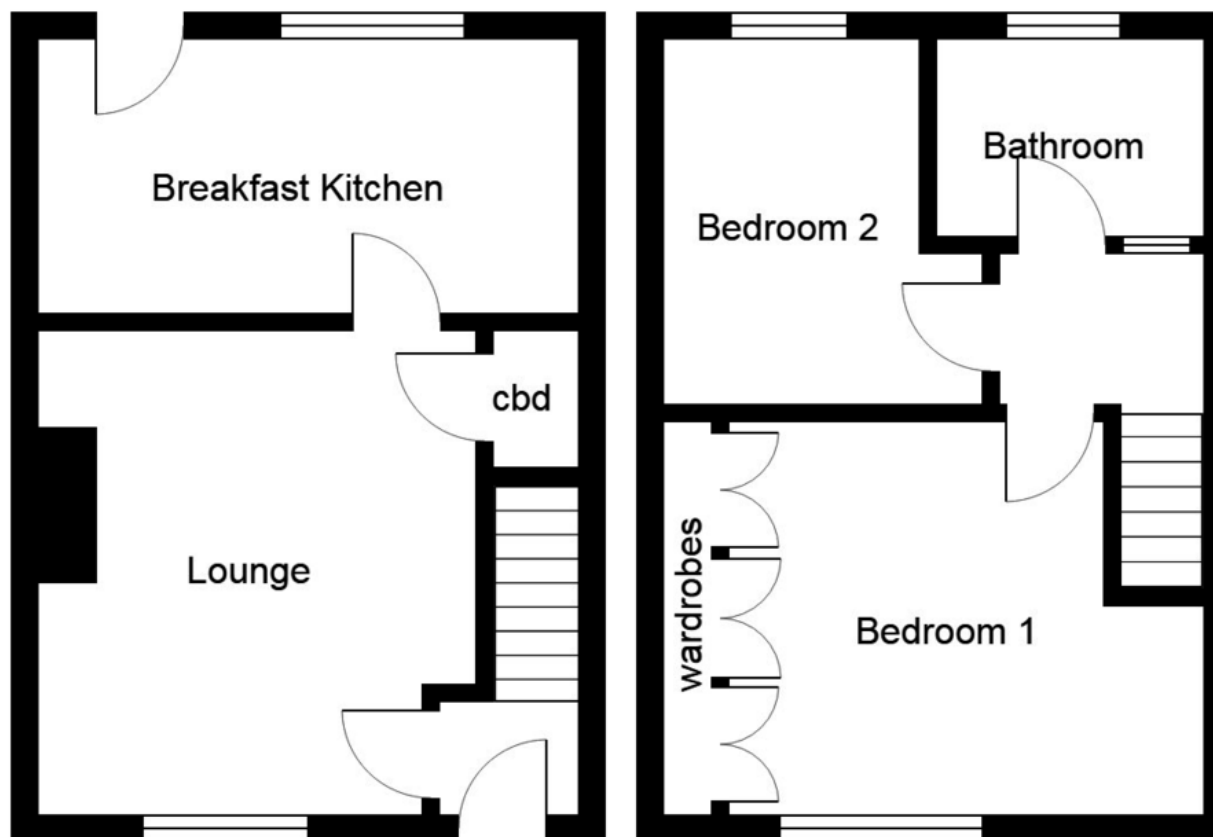
TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

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All measurements are approximate and for display purposes only

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